

# Building Repairs

## CAPITAL IMPROVEMENT PROGRAM SURVEY

### Proposed Project Detail

Agency/Department: Hall Memorial Library

Priority Rank by Agency/Dept: Urgent Project  
Required/Desired Date of Project Completion:

Project Name: HML-HVAC Rehabilitation

Type of Project:

Project Description: Remove and Replace rooftop mounted air conditioning chiller. Replace oil fired boilers and pumps with new gas fired boilers and variable speed pumps. Install new HVAC control system. Remove existing 10,000 gallon underground fuel tank.

Justification: The chillers cannot be repaired. Removing the nearly twenty year old fuel tank.

Benefits: The chillers, and gas fired boilers will be more energy efficient. The removal of the fuel tank will eliminate a potential environmental pollution liability should the tank leak.

Costs If Not Implemented:

ESTIMATED PROJECT COSTS	FUNDING SOURCE	FY 2011-12	FY 20012-13	FY 2013-14	FY 2014-15	FY 2015-16	FY 2016-17	TOTAL	DEFERRED PROJECTS	SOURCE OF COST ESTIMATES
Planning & Engineering	1	\$ 34,000						\$ 34,000		
Site & ROW Acquisition										
Construction	1	\$369,000						\$369,000		
Equipment Purchases										
Other (Identify)										
SUBTOTAL		\$403,000						\$403,000		
New Personnel										
Annual Maintenance										
TOTAL COST TO TOWN		\$403,000						\$403,000		

FUNDING SOURCE: (1) Capital Non-Recurring Fund (2) Short-Term Note (3) Bond Issue (4) Grant (5) Trust Fund (6) Special Assessment  
(7) General Fund(8) Other

From: Russell & Dawson

8602893272

12/09/2010 15:07

#068 P. 001/002



RUSSELL & DAWSON  
ARCHITECTURE & ENGINEERING

East Hartford, CT  
Phone: 860-289-1100  
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Stamford, CT  
Phone: 203-653-2335  
Fax: 203-653-3526

# Facsimile

To: Nicholas DiCorleto From: Robert M. Dawson, III, P.E.

Company: Town of Ellington CC:

Project: HVAC Rehabilitation Date: 12/9/10  
Hall Memorial Library

Location: 93 Main Street, Ellington, CT Pages: 2

File: 10.196 To Fax: 860-870-3158

Mr. DiCorleto:

Please find the Scope of Work attached.

**NOTE:**

Item 1, *Installing a New Chiller*, must be done soon -- before next Spring's air-conditioning season.  
Some design, piping, and electrical work must be done if this item is to be done separately.



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Budget Cost Estimate  
HVAC Rehabilitation  
Hall Memorial Library  
93 Main Street  
Ellington, CT 06029

File: 10.196  
December 9, 2010

### SCOPE OF WORK

No.	Description	Budget Estimate
1	Remove and replace rooftop mounted air conditioning chiller	\$ 112,000.00
2	Refurbish existing fan coil units	\$ 53,000.00
3	Remove existing oil-fired boilers and pumps, and replace with new gas-fired boilers and variable speed pumps	\$ 87,500.00
4	Install new gas piping to boilers	\$ 16,000.00
5	Install new HVAC control system	\$ 90,000.00
6	Remove existing 10,000 gallon underground fuel tank	\$ 10,500.00
7	Engineering Design fee	\$ 34,000.00
<b>Total</b>		<b>\$ 403,000.00</b>

Website: [www.russellanddawson.com](http://www.russellanddawson.com) Email: [info@russellanddawson.com](mailto:info@russellanddawson.com)  
RUSSELL & DAWSON LLC- 330 Roberts Street- East Hartford, CT 06108- TEL: 860-289-1100- FAX: 860-289-3272

CHIRAG B. THAKER, PRESIDENT • DAN LYMAN RUSSELL, ARCHITECT • ROBERT M. DAWSON, III, PROFESSIONAL ENGINEER

# CAPITAL IMPROVEMENT PROGRAM SURVEY

## Proposed Project Detail

Agency/Department: PUBLIC WORKS DEPARTMENT

Priority Rank by Agency/Dept: 3  
Required/Desired Date of Project Completion:

Project Name: 31 ARBOR WAY (PARK & REC/SOCIAL SERVICES BUILDING)

Type of Project:

Project Description: VINYL SIDE THE BUILDING COMPLETELY, WRAP AS MUCH TRIM, WINDOWS AND DOORS AS POSSIBLE. PAINT ANY REMAINING TRIM.

Justification: BUILDING WILL NOT HOLD PAINT, MOISTURE IS DETERIORATING THE BUILDING. APPEARANCE IS DEPLORABLE; THE FLAKING PAINT IS HAZARDOUS AND IT NEEDS TO BE ENCAPSULATED.

Benefits: ENCAPSULATING IS LESS EXPENSIVE THAN REMEDIATION.

Costs If Not Implemented: REMEDIATION COST AND REPAINTING COST EVERY 6 TO 8 YEARS

ESTIMATED PROJECT COSTS	FUNDING SOURCE	FY 2011-12	FY 2012-13	FY 2013-14	FY 2014-15	FY 2015-16	FY 2016-17	TOTAL	DEFERRED PROJECTS	SOURCE OF COST ESTIMATES
Planning & Engineering										
Site & ROW Acquisition										
Construction	(1)	\$13,900								
Equipment Purchases										
Other (Identify)										
SUBTOTAL										
New Personnel										
Annual Maintenance										
TOTAL COST TO TOWN		13,900								

FUNDING SOURCE: (1) Capital Non-Recurring Fund (2) Short-Term Note (3) Bond Issue (4) Grant (5) Trust Fund (6) Special Assessment  
(7) General Fund (8) Other

[illegible]



# CAPITAL IMPROVEMENT PROGRAM SURVEY

## Proposed Project Detail

Agency/Department: Crystal Lake Fire Department

Priority Rank by Agency/Dept:  
Required/Desired Date of Project Completion:

Project Name: Generator

Type of Project:

Project Description: Replace Generator

Justification: To replace current generator with more reliable self starting generator. The current generator has to be manually started and has not been reliable.

Benefits: New generator will ensure power for fire station during outages

Costs If Not Implemented: Continued repairs would be needed. Without power there is no way to get garage doors open to get fire trucks out

ESTIMATED PROJECT COSTS	FUNDING SOURCE	FY 20011-12	FY 20012-13	FY 2013-14	FY 2014-15	FY 2015-16	FY 2016-2017	TOTAL	DEFERRED PROJECTS	SOURCE OF COST ESTIMATES
Planning & Engineering										
Site & ROW Acquisition										
Construction										
Equipment Purchases	1		\$21000							
Other (Identify)										
SUBTOTAL			\$21000							
New Personnel										
Annual Maintenance										
TOTAL COST TO TOWN			\$21000							

FUNDING SOURCE: (1) Capital Non-Recurring Fund (2) Short-Term Note (3) Bond Issue (4) Grant (5) Trust Fund (6) Special Assessment  
(7) General Fund(8) Other



# CAPITAL IMPROVEMENT PROGRAM SURVEY

Final Priority:

## Proposed Project Detail

Agency/Department: Ellington Volunteer Fire Department, Inc.

Priority rank by Agency/Dept: 3

Required/Desired Date of Project Completion: October 2011

Project Name: Improvements to Firehouse - 29 Main Street

Type of Project: Construction

Project Description: Improvements to Firehouse - 29 Main Street

Justification: Increased safety and reduce risk on facility in case of fire. Set example for town businesses.  
Address/correct safety and accessibility problems with facility.  
Address areas of concern that will allow for better operational use of building.

Benefits: Increased safety , reduce losses in the event of a fire, reduce insurance costs, address access and other code violations and operational deficiencies.

Costs If Not Implemented: Maintain current insurance rates and increased risk exposure.

ESTIMATED PROJECT COSTS	FUNDING SOURCE	FY 2011-12	FY 2012-13	FY 20013-14	FY 2014-15	FY 2015-16	FY 2016-17	TOTAL	DEFERRED PROJECTS	Source of Cost Estimates
Planning & Engineering										
Site & Row Acquisition										
Construction		TBD								EVFD
Equipment Purchase										
Other (Identify)										
SUB TOTAL										
New personnel										
Annual Maintenance										
TOTAL COST TO TOWN		TBD								

FUNDING SOURCE (1) Capital Non-Recurring Fund (2) Short Term Note (3) Bond Issue (4) Grant (5) Trust Fund (6) Special Assessment  
(7) General Fund (8) Other

# CAPITAL IMPROVEMENT PROGRAM SURVEY

## Proposed Project Detail

Final Priority

Agency/Department: Ellington Board of Education

Project Name: Windermere Heating Control Replacement

Priority Rank by Agency/Department :

Required/Desired Date of Project Completion:11/2011

Type of Project: Controls replacement pneumatic/digital

Project Description:PHASE 2 Replacing pneumatic controls with digital computerized heating controls in all classrooms.

Justification: Old pneumatic controls are unreliable and inefficient. Computerized Energy Management (CEM) would provide comfort and efficiency.

Benefits: More efficient and less costly method of providing heat for this facility for years to come.

Cost if not Implemented: Increased costs of fuel oil, maintenance, and possible school disruption for emergency repairs.

ESTIMATED PROJECT COSTS	FUNDING SOURCE	F.Y. 2011-2012	F.Y. 2012-2013	F.Y. 2013-2014	F.Y. 2014-2015	F.Y. 2015-2016	TOTAL	DEFERRED PROJECTS	SOURCE OF COST EST.
Planning & Engineering		\$25,235					\$25,235		10%
Site & ROW Acquisition									
Construction		\$252,350					\$252,350		ABS + % infl
Equipment Purchases									
Other (Identify)		\$41,638					\$41,638		15%
SUB TOTAL		\$319,223					\$319,223		
New Personnel									
Annual Maintenance									
TOTAL COST TO TOWN		\$319,223					\$319,223		

FUNDING SOURCE: (1) Capital Non-Recurring Fund (2) Short Term Note (3) Bond Issue (4) Grant (5) Trust Fund (6) Special Assessment  
(7) General Fund (8) Other



Automated Building Systems, Inc.  
Contact: Steve & I, 800-657-3257, through our website

Automated Building Systems, Inc.  
39 New London Turnpike, Suite 200  
Galesburg, Connecticut 06035

Phone: 860.657.3257  
Fax: 860.657.5135  
Cell: 860.209.2620  
jms@absystems.com

October 10, 2008

Town of Ellington  
47 Main Street  
Ellington, CT

Attn: Mr. Anthony Litzzio  
Director of Business Service

Re: Windermere School  
Energy Management Controls Budget

Dear Tony:

Thank you for allowing Automated Building Systems the opportunity to serve you.

The following is the overall scope of work for the Energy Management System expansion at the Windermere School. ABS proposes to provide the controls necessary to efficiently operate all of the heating and ventilating equipment as listed below.

- Classroom Unit Ventilators (57 total)
  - Full DDC controls
  - New Control Valves (furnish only)
  - Remove existing pneumatic controls and replace with new DDC devices.
- Outdoor Air CO2 Controls
  - Fan Coil Units (10 total)
    - Full DDC controls
    - New Control Valves (furnish only)
    - Remove existing pneumatic controls and replace with new DDC devices.
  - Air Handling Units (4 total)
    - Full DDC controls
    - New Control Valves (furnish only)
    - Remove existing pneumatic controls and replace with new DDC devices.

#### CLARIFICATIONS:

- \* All work to be performed during normal business hours, no overtime.
- \* No permits are included.
- \* Price does not include taxes.

BUDGET PRICE: Controls as listed above - \$ 225,000.00

Valve Installation Budget - \$ 20,000.00

Authorized Dealer of **AUTOTON** Direct Digital Control Systems

# CAPITAL IMPROVEMENT PROGRAM SURVEY

## Proposed Project Detail

Agency/Department: Ellington Board of Education

Priority Rank by Agency/Department :

Required/Desired Date of Project Completion: 9/2013

Project Name:Crystal Lake Renovation project /Gym Floor Replacement

Type of Project: Repair

Project Description: This building has it's original 50 year old infrastructure. There are a number of repairs and refurbishments that are needed.

This repair involves replacing the old rubberized gym floor with a new wooden floor like most traditional gyms.

Justification: There have been concerns about the floor and it's condition. The floor is old and does not respond to traditional repairs and cleaning.

Benefits:This is the final Ellington school to be renovated.This would create a better gym floor play area and make it more appealing to the students and public using the facility.

Cost if not Implemented: We could be dealing with emergency situations if a crack widens to the point of the floor being unsafe. This means additional costs based on emergency timelines.

ESTIMATED PROJECT COSTS	FUNDING SOURCE	F.Y. 2011-2012	F.Y. 2012-2013	F.Y. 2013-2014	F.Y. 2014-2015	F.Y. 2015-2016	TOTAL	DEFERRED PROJECTS	SOURCE OF COST EST.
Planning & Engineering					\$15,000		\$15,000		
Site & ROW Acquisition									
Construction					\$185,000		\$185,000		
Equipment Purchases									
Other (Identify)					\$19,000		\$19,000		
SUB TOTAL					\$219,000		\$219,000		
New Personnel									
Annual Maintenance									
State Reimbursements@58%									
TOTAL COST TO TOWN					\$219,000		\$219,000		

FUNDING SOURCE: (1) Capital Non-Recurring Fund (2) Short Term Note (3) Bond Issue (4) Grant (5) Trust Fund (6) Special Assessment  
(7) General Fund (8) Other

**CAPITAL IMPROVEMENT PROGRAM SURVEY**  
**Proposed Project Detail**

**Final Priority**

**Agency/Department:** Ellington Board of Education

**Project Name:** Windermere A/C K-2 wing

**Project Description:** This project involves installing A/C in the Windermere K-2 wing.

**Justification:** There are days in the spring that are too hot for school to be held effectively.

**Benefits:** Teaching and learning will be more effective especially on hot humid days.

**Cost if not Implemented:** Decreased comfort and productivity.

**Priority Rank by Agency/Department :**

**Required/Desired Date of Project Completion:** 09/2014

**Type of Project:** Equipment

ESTIMATED PROJECT COSTS	FUNDING SOURCE	F.Y. 2011-2012	F.Y. 2012-2013	F.Y. 2013-2014	F.Y. 2014-2015	F.Y. 2015-2016	TOTAL	DEFERRED PROJECTS	SOURCE OF COST EST.
Planning & Engineering					\$115,000		\$115,000		
Site & ROW Acquisition									
Construction					\$410,000		\$410,000		
Equipment Purchases					\$140,000		\$140,000		
Other (Identify)									
SUB TOTAL					\$665,000		\$665,000		
New Personnel									
Annual Maintenance									
TOTAL COST TO TOWN					\$665,000		\$665,000		

**FUNDING SOURCE:** (1) Capital Non-Recurring Fund (2) Short Term Note (3) Bond Issue (4) Grant (5) Trust Fund (6) Special Assessment  
 (7) General Fund (8) Other

## WINDERMERE

### Air Conditioning Estimates for K-2 wing

Replace 12 unit vents @ \$5,000 each	\$ 60,000
Chiller Unit for wing	\$ 80,000
Piping/ Plumbing/Duct work	\$ 150,000
Electrical upgrades	\$ 100,000
Controls Automated/Computerized	\$ 60,000
Demo/Louver work on building	<u>\$ 100,000</u>
	\$ 550,000
Engineer/Bidding/Financing/Cont @ 10%	<u>\$ 55,000</u>
	\$ 605,000
Inflation 4 year start @ approx 10%	<u>\$ 60,000</u>
Total Estimate	<u>\$ 665,000</u>

# CAPITAL IMPROVEMENT PROGRAM SURVEY

## Proposed Project Detail

Final Priority

Agency/Department: Ellington Board of Education

Project Name: Windermere Health Suite Renovation

Priority Rank by Agency/Department :

Required/Desired Date of Project Completion: 09/2012

Type of Project: Room renovation

Project Description: Health area would be renovated to increase the useable space in order to accommodate the larger population and utilize space more efficiently.

Justification: Increased population in the last 10 years has produced a greater need for better space utilization.

Benefits: Comfortable health suite area

Cost if not Implemented:

ESTIMATED PROJECT COSTS	FUNDING SOURCE	F.Y. 2011-2012	F.Y. 2012-2013	F.Y. 2013-2014	F.Y. 2014-2015	F.Y. 2015-2016	TOTAL	DEFERRED PROJECTS	SOURCE OF COST EST.
Planning & Engineering									
Site & ROW Acquisition									
Construction			\$20,000				\$20,000		
Equipment Purchases									
Other (Identify)									
SUB TOTAL			\$20,000				\$20,000		
New Personnel									
Annual Maintenance									
TOTAL COST TO TOWN			\$20,000				\$20,000		

FUNDING SOURCE: (1) Capital Non-Recurring Fund (2) Short Term Note (3) Bond Issue (4) Grant (5) Trust Fund (6) Special Assessment  
(7) General Fund (8) Other

# CAPITAL IMPROVEMENT PROGRAM SURVEY

## Proposed Project Detail

Final Priority

Agency/Department: Ellington Board of Education

Project Name: Windermere School tile and ceiling replacement

Project Description: Remove and replace approximately 50,000 square feet of asbestos floor tile and older ceilings. The two older wings are in need.

Justification: Floor and ceiling tiles are old and in need of replacement. There are floor areas that are cracking and ceilings are becoming unsightly.

Benefits: Windermere and Crystal lake are the only facilities that still have the older asbestos tile. Aesthetics are important to the overall school atmosphere.

Cost if not Implemented: Expensive patch repairs and or emergency repairs may become necessary.

ESTIMATED PROJECT COSTS	FUNDING SOURCE	F.Y. 2011-2012	F.Y. 2012-2013	F.Y. 2013-2014	F.Y. 2014-2015	F.Y. 2015-2016	TOTAL	DEFERRED PROJECTS	SOURCE OF COST EST.
Planning & Engineering				\$50,000			\$50,000		
Site & ROW Acquisition									
Construction				\$450,000			\$450,000		Arch/Consult Est
Equipment Purchases									
Other (Identify)									
SUB TOTAL				\$500,000			\$500,000		
State Grant				\$290,000			\$290,000		
TOTAL COST TO TOWN				\$210,000			\$210,000		

FUNDING SOURCE: (1) Capital Non-Recurring Fund (2) Short Term Note (3) Bond Issue (4) Grant (5) Trust Fund (6) Special Assessment

(7) General Fund (8) Other



## WINDERMERE Ceilings & Floors

Estimates for floor and ceiling removal/replacement

\$	4.00	Asbestos tile removal
\$	3.00	Tile replacement
\$	3.00	ceiling replacement
\$	10.00	
	50,000	Sq. Ft. K-4 wings
\$	500,000	

2008 Estimate

# CAPITAL IMPROVEMENT PROGRAM SURVEY

## Proposed Project Detail

Final Priority

Agency/Department: Ellington Board of Education

Project Name: Windermere School Reroofing

Project Description: This project would entail replacing the roof and decking insulation at Windermere school which was 20 years old in 2010.

Justification: There are leaks that are developing which we will begin repairing on a regular basis.

Benefits: To protect property and structural integrity.

Cost if not Implemented: Potential costs for repairs and or damage due to loss of roofing integrity.

ESTIMATED PROJECT COSTS	FUNDING SOURCE	F.Y. 2011-2012	F.Y. 2012-2013	F.Y. 2013-2014	F.Y. 2014-2015	F.Y. 2015-2016	TOTAL	DEFERRED PROJECTS	SOURCE OF COST EST.
Planning & Engineering			\$50,000				\$50,000		
Site & ROW Acquisition									
Construction			\$450,000				\$450,000		Arch Est
Equipment Purchases									
Other (Identify)									
SUB TOTAL			\$500,000				\$500,000		
State Grant			\$290,000				\$290,000		
TOTAL COST TO TOWN			\$210,000				\$210,000		

FUNDING SOURCE: (1) Capital Non-Recurring Fund (2) Short Term Note (3) Bond Issue (4) Grant (5) Trust Fund (6) Special Assessment  
(7) General Fund (8) Other